

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

Agenda Date: 10/21/11
Tentative No.: T- 23213-1-NEW
Received Date: 10/11/11

FEES:

Subdivision Control----- \$1,872.00
Plus \$10.90 per site in excess of 6 sites----- \$0.00
D.E.R.M.----- \$210.00
PRINT \$2,082.00

Number of Sites : (2)

Concurrency Review Fee (*6.00% of Sub-Total) --

\$124.92 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>

\$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 32 Twp.: 56 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: MARY'S MANOR

2. Owner's Name: MARY SCHWEBERCK Phone: 305 775 1642

Address: 17330 SW 302 ST. City: HOMESTEAD State: FL Zip Code: 33030

Owner's Email Address: MARYSLIPJOINT@YAHOO.COM

3. Surveyor's Name: Manuel G. Vera & Associates, Inc. Phone: 305 221 6210

Address: 13960 SW 47th Street City: Miami State: FL Zip Code: 33175

Surveyor's Email Address: snuin@mgvera.com

4. Folio No(s): 30-6932-001-0010 / / /

5. Legal Description of Parent Tract: Lot 1, Block 1 Melody Manor Plat Book 63, Page 18

6. Street boundaries: SW 165th Avenue, SW 272nd Street, SW 164th Court

7. Present Zoning: EUM Zoning Hearing No.:

8. Proposed use of Property:

Single Family Res.(2 Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(Square Ft.),

Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

Signature of Owner: Mary Schwebach

COUNTY OF MIAMI-DADE)

(Print name & Title here): owner

BEFORE ME, personally appeared Mary Schwebach this 21 day of Sept, 2011 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 21 day of Sept, 2011 A.D.

Signature of Notary Public: Albio Castro

(Print, Type name here: Albio Castro)

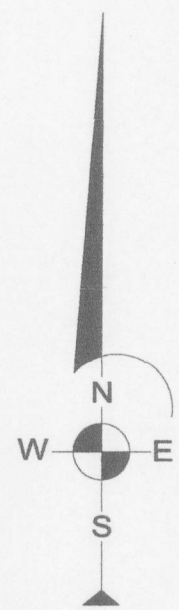
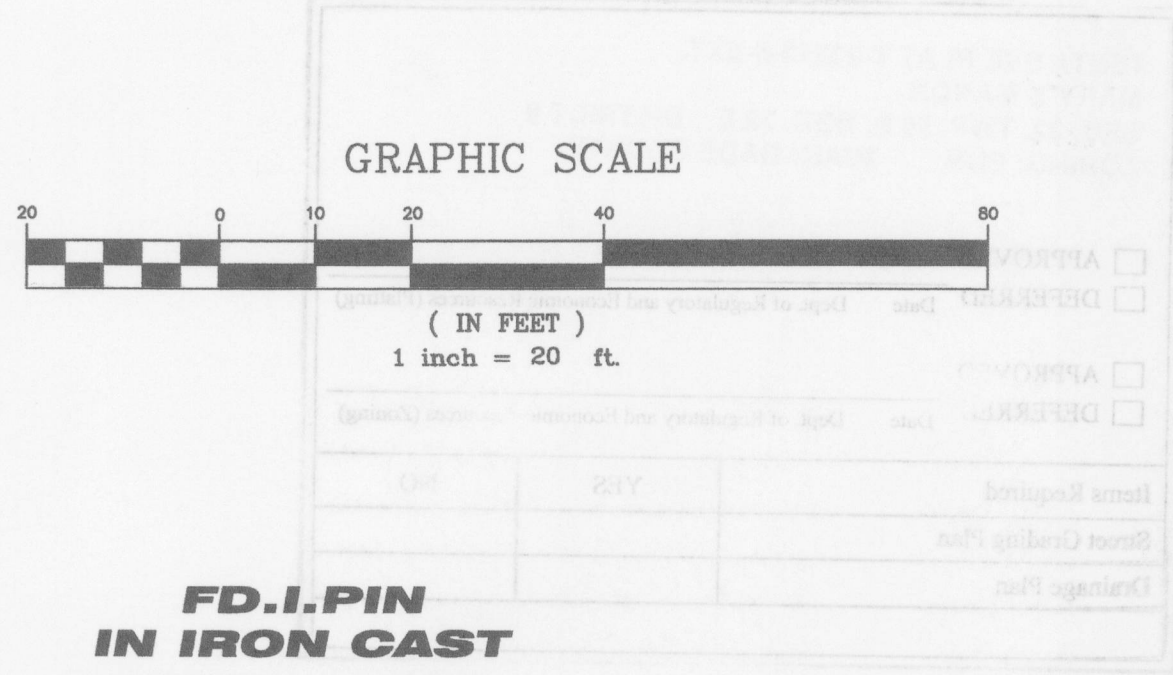
(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items y



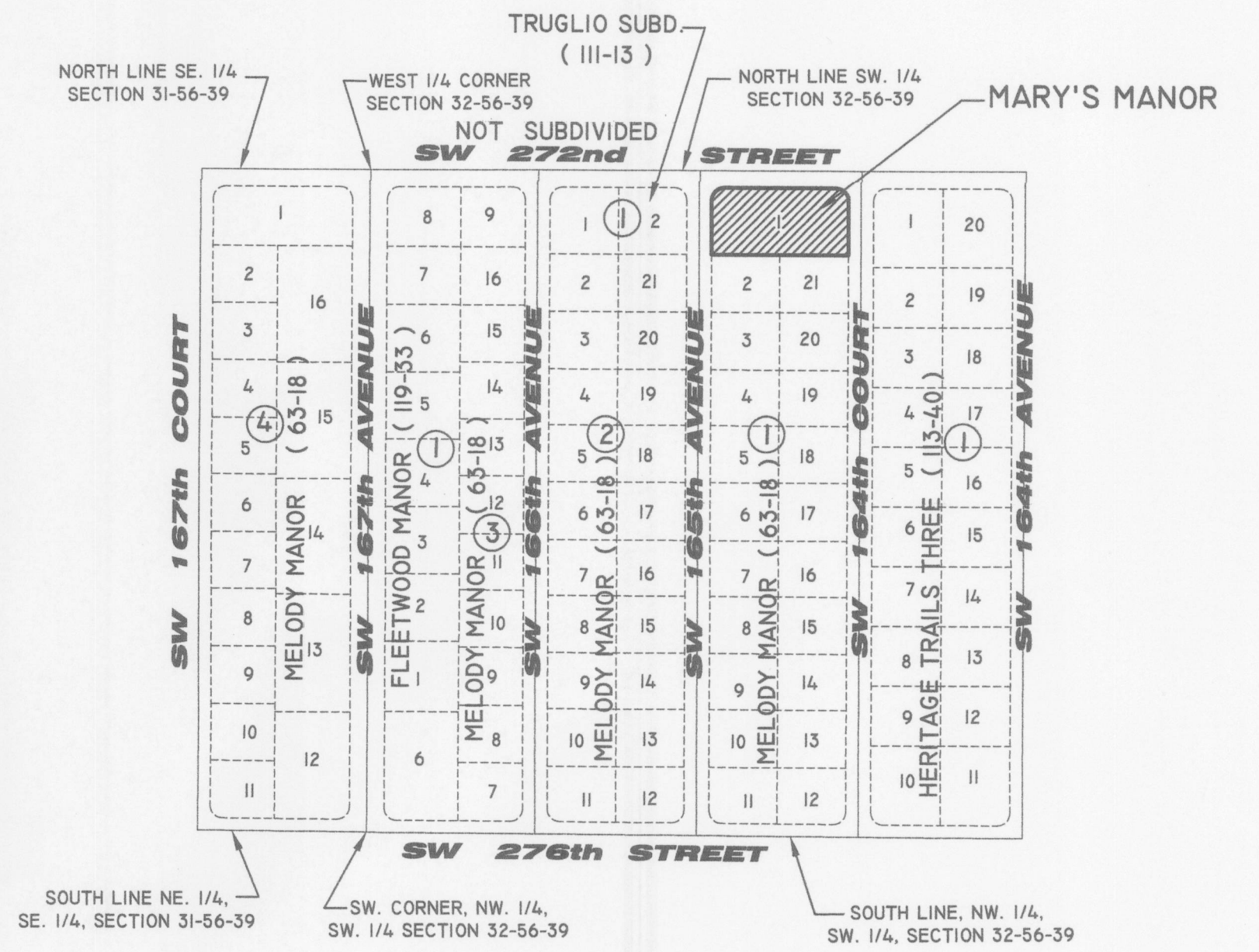
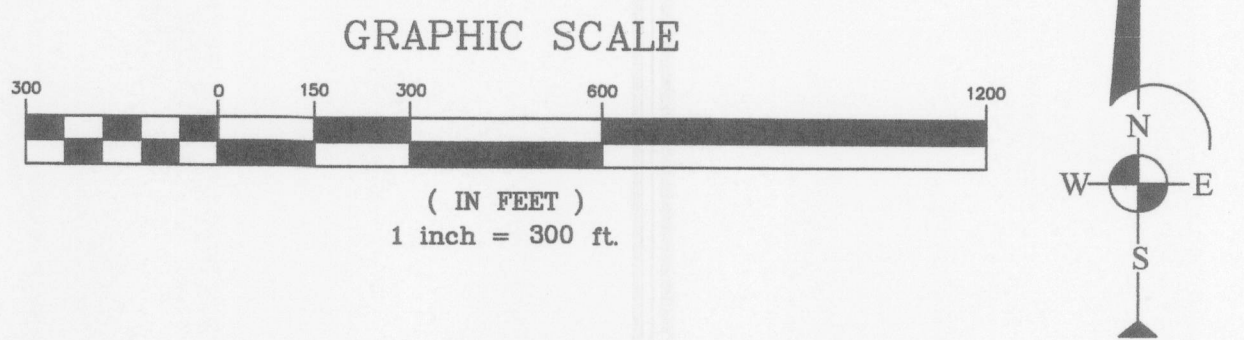
TENTATIVE PLAT T-23213-5-EXT.
MARY'S MANOR
SEC. 32, TWP. 56 S., RGE. 39 E. DISTRICT 8
ZONING: EUM MIAMI-DADE COUNTY

WEST LINE SECTION 32-56-39
SW 167th AVE.



TENTATIVE PLAT OF
MARY'S MANOR
A REPLAT OF LOT 1 IN BLOCK 1 OF "MELODY MANOR" PLAT BOOK 63 AT PAGE 18,
LYING IN SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH



LEGAL DESCRIPTION

LOT 1, BLOCK 1 OF MELODY MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63 AT PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S REPORT

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO SECTION/RULE NO 5J-17 TO THE F.A.C.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED. OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SW 272nd STREET, WHICH IS N90°00'00"W.

FLOOD ZONE: X COMMUNITY: 120635 SUFFIX: L PANEL: 0590 DATE OF FIRM: 09-11-2009 ELEVATION: N.A.

DATE OF SURVEY: 08-22-2011, 03-23-2015

MIAMI DADE COUNTY FLOOD CRITERIA : 7.8

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.

BENCHMARK: CE-50 ELEVATION: 10.96 (F.B. 729 - PG. 28)
FOR TBM SEE SKETCH OF SURVEY.

ABBREVIATIONS

CL	=DENOTES CENTER LINE
C.L.F.	=DENOTES CHAIN LINK FENCE
W.F.	=DENOTES WOOD FENCE
I.F.	=DENOTES IRON FENCE
ELEV.	=DENOTES ELEVATION
R/W	=DENOTES RIGHT OF WAY
(R&M)	=DENOTES RECORDS and MEASURE
SWK	=DENOTES SIDEWALK
TYP.	=DENOTES TYPICAL
T.B.M.	=DENOTES TEMPORARY BENCH MARK
OHW	=DENOTES OVERHEAD WIRES
CONC.	=DENOTES CONCRETE
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
F.F. ELEV.	=DENOTES FINISH FLOOR ELEVATION
FD.SPK	=DENOTES FOUND SPIKE
FD.P.K.	=DENOTES FOUND P.K. NAIL
FD.I.P.	=DENOTES FOUND 1/2" IRON PIPE (NO I.D.)
SET I.P.	=DENOTES SET 1/2"(18" LONG) IRON PIPE WITH CAP NO. 2262
FD. N&D	=DENOTES FOUND NAIL AND DISC
SET N&D	=DENOTES SET NAIL AND DISC 2262
FD PRM	=DENOTES PERMANENT REFERENCE MONUMENT
POLE	=DENOTES ELECTRIC POLE
OHW	=DENOTES OVERHEAD WIRES

DEVELOPMENT INFORMATION

OWNER'S NAME: MARY SCHWEBACH

AREA OF SUBJECT PROPERTY: 34,382 SQUARE FEET (+/-) OR 0.79 ACRES

ZONING DESIGNATION: EUM

PROPOSED NUMBER OF LOTS: 2 (SINGLE FAMILY ESTATES)

UTILITIES: WATER SERVICE = MIAMI DADE WATER AND SEWER AUTHORITY
SEWER SERVICE = SEPTIC TANK

CERTIFICATION

WE HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, UTILITIES, IMPROVEMENTS, DEDICATIONS OR EASEMENTS OF RECORD ON OR ADJACENT TO THE LAND DESCRIBED HEREON, OTHER THAN SHOWN OR NOTED SUBJECT TO OPINION OF TITLE AND THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

Manuel G. Vera
MANUEL G. VERA
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER NO 2262

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MANUEL G. VERA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • MAPPERS

13960 SW 47th Street • Miami, FL 33175 • Phone (305)221-6210
P.O. BOX 650578 • Miami, FL 33265 • Fax (305)221-1295
www.mgvera.com e-mail: snuin@mgvera.com L.B. 2439

TENTATIVE PLAT AND BOUNDARY SURVEY FOR:
MARY'S MANOR

REVISIONS:	PROPERTY OF:			
03-24-2015	UP DATE			
DATE	DRAWN BY	SCALE	F.B./PG	JOB No.
09-22-2011	S.N.	1" = 20'	729/24	11-05-11 14-678